

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

101 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 6, 2006

**SUBJECT:** TENTATIVE TRACT MAP NO. 32440 – EA40177 – Applicant: Del Norte Development – Engineer/Representative: Dudek and Associates – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD:MHDR)(5-8 DU/AC) – Location: Northerly of Del Norte Way, easterly of Robert Road, and westerly of Monte Vista Way – 10 Gross Acres – Zoning: One-Family Dwellings, (R-1)(7,200 Sq. Ft. Min.) – REQUEST: The project proposes a Schedule “A” Subdivision of an existing 10-acre site into 31 single-family residential-zoned lots and a remainder parcel. Four residential lots (Lots 1, 15, 16, and 17) will be dedicated for flood control and will be part of a retention basin ranging in depth from 20 to 48 feet. The remainder parcel contains a flood control basin and a street easement.

**BACKGROUND:** The project was first presented to the Planning Commission on October 18, 2006. Staff recommended continuance to November 1, 2006 due to unresolved issues such as flood control facilities and maintenance of such facilities.

The Coachella Recreation and Parks District (CVRPD) will take responsibility for the maintenance of the flood control facilities as stated in a letter dated October 17, written by Elizabeth Martyn, an attorney representing CVRPD.

Ron Goldman  
Interim Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

Departmental Concurrence

DATE 1/8/07 mg

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:

81:1 MR 8 - MAR 1005  
RECEIVED RIVERSIDE COUNTY

Prev. Agr. Ref. ATTACHMENTS FILED District: Fourth

Agenda Number:

1.3

WITH THE CLERK OF THE BOARD

At the November 1, 2006 hearing, the Planning Commission continued the project to the December 6, 2006 hearing in Riverside and directed the applicant to redesign the flood control basin that was previously designed to hold 261 acre-feet of flood water at a depth of 40 feet. At the December 6, 2006 hearing, the applicant presented a re-design that incorporated three of the residential lots as part of the retention basin at a depth of 20 to 30 feet.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission in Riverside on December 6, 2006.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY 5-0 VOTE:**

**ADOPTED a De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40177**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

**ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 40177**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED Tentative Tract Map No. 32440**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.